

000830 . J

RESOLUTION NO. _____

PASSED _____

A Resolution approving the final, single lot Replat of "Lot 41, less the North 34.50 feet and the North 26.75 feet of Lot 42 in Northwood Oaks Unit No. 2" located in the vicinity of 5920 N.W. 33rd Terrace, Gainesville, Florida; and providing an immediate effective date.

WHEREAS, the owners of Lot 41, less the North 34.50 feet have requested the City Commission to accept and approve the final, single lot replat as provided in Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida; and

WHEREAS, the City Commission finds that the final, single lot replat described herein is consistent with the City of Gainesville 1991-2001 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. The final, single lot Replat of "Lot 41 less the North 34.50 feet and the North 26.75 feet of Lot 42 in Northwood Oaks Unit No. 2" is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

Lot Forty-One (41), less the North 34.50 feet thereof, and the North 26.75 feet of Lot 42, in Northwood Oaks Unit No. 2, as recorded in Plat Book "T", page 6 of the Public Records of Alachua County, Florida.

Section 2. The Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission.

2.018000

Section 3. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this ___ day of _____, 2001.

Paula M. DeLaney, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

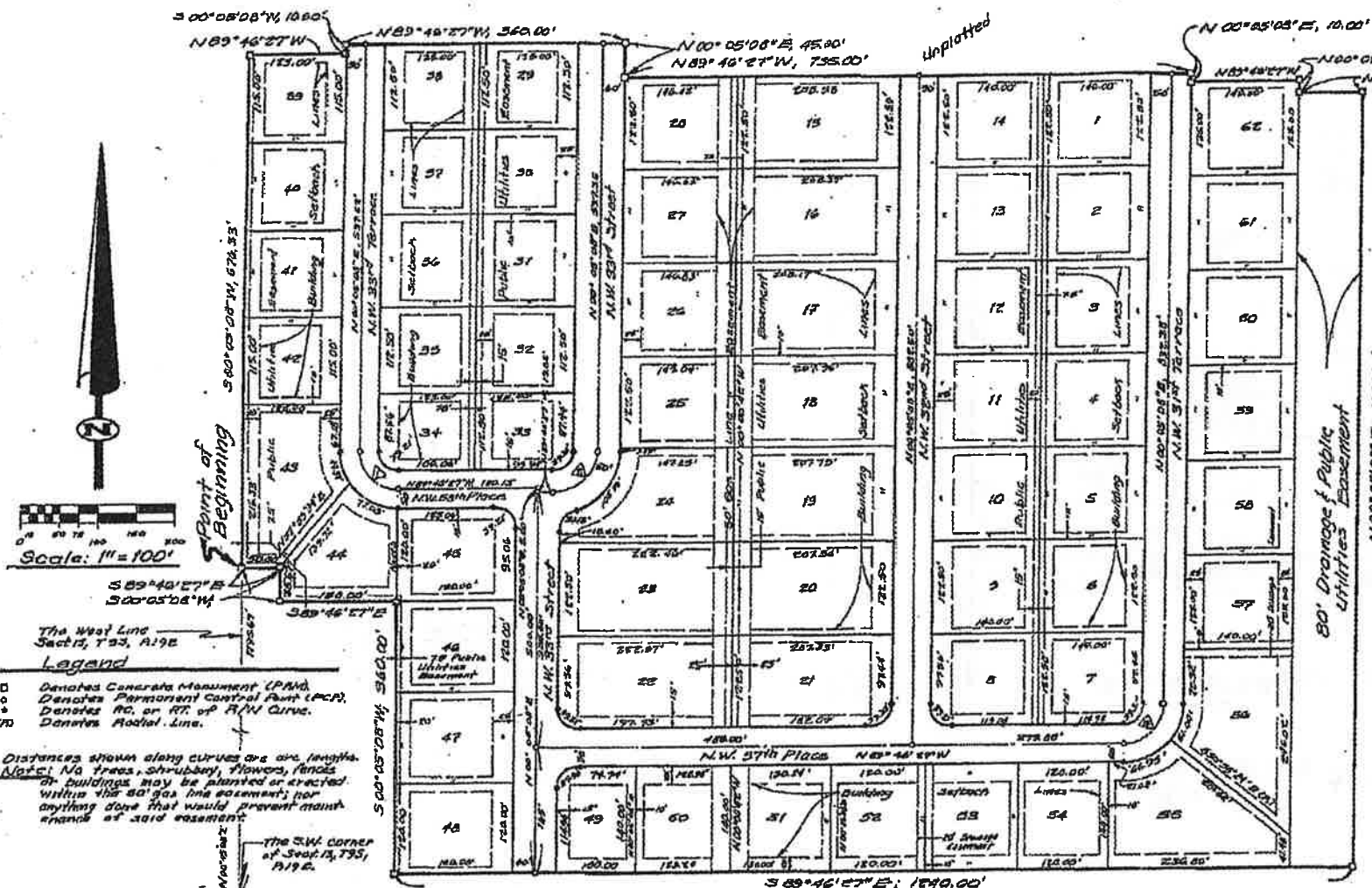
Kurt Lannon,
Clerk of the Commission

Marion J. Radson, City Attorney

NORTHWOOD OAKS

UNIT NO. 2

SITUATED IN SECTION 13, T9S, R19E, ALACHUA COUNTY, FLORIDA



Description
 A tract of land situated in the S.W. 1/4 of Section 13, T9S, R19E, Alachua County, Florida; said tract of land being more particularly described as follows:
 Commence at the SW corner of Section 13, T9S, R19E, and run N00°05'08"E along the West line of said Section 13, 1795.57 feet to the Point of Beginning; thence run S69°46'27"E 50.00 feet; thence run S00°05'08"W 45.67 feet; thence run S69°46'27"E 150.00 feet; thence run S00°05'08"W 360.00 feet; thence run S69°46'27"E along the north line of an 80-foot drainage right of way as recorded in Plat Book "H", page 89, of the Public Records of Alachua County, Florida, 1240.00 feet; thence run N00°05'08"E 1020.00 feet; thence run N89°46'27"W 80.00 feet; thence run N00°05'08"E 17.50 feet; thence run N89°46'27"W 120.00 feet; thence run N00°05'08"E 10.00 feet; thence run N89°46'27"W 735.00 feet; thence run N00°05'08"E 45.00 feet; thence run N89°46'27"W 360.00 feet; thence run S00°05'08"W 1050.00 feet; thence run N89°46'27"W 125.00 feet to the West line of said Section 13; thence run S00°05'08"W along the West line of said Section 13, 676.33 feet to the Point of Beginning. Said tract of land contains 39.31 Acres, more or less.

We, the undersigned, do hereby certify that we are the owners of Northwood Oaks Unit No. 2 as described above, and do hereby dedicate to the Public forever the streets, easements and right of ways as shown on this plat, and that said streets are paved and drained or will be paved and drained before any lots are sold. No utilities may be located within the utility easements shown hereon until application therefor has been submitted to and approved by the Board of County Commissioners of Alachua County, Florida.

Witness my hand and seal this 20th day of July, 1973.
 Notary Public, James P. [Signature] My commission expires October 1976

State of Florida
 County of Alachua
 I hereby certify that on this day personally appeared before me Norwood W. Hope and N. Forest Hope, President and Secretary respectively of Westel, Inc., a corporation under the laws of Florida, with its principal office in Gainesville, Florida, and to me known to be President and Secretary of said corporation; and acknowledged that they executed the above instrument as the free act and deed of said corporation, and that its seal was affixed to said instrument by and with the authority of its Board of Directors.

Witness my hand and seal this 20th day of July, 1973.
 Notary Public, James P. [Signature] My commission expires October 1976

I hereby certify that the Plat of Northwood Oaks Unit No. 2 is a true and correct representation of herein described land according to a survey made under my responsible direction and supervision, and that Permanent Reference Markers have been set as called for under Chapter 71-339, Section 177.05 (7), Laws of Florida.
 Date: SEP 5, 1973 By: James H. [Signature]
 Registered Land Surveyor - Fla. Cert. No. 940

Alachua County, Florida
 Board of County Commissioners
 Date: Jan 31, 1974 Chairman John B. [Signature]

Approved for the Alachua County Engineering Department this 26 day of Dec, 1973.
[Signature] County Engineer

I hereby certify that this Plat conforms to the minimum requirements set forth in the Alachua County Zoning Regulations.
 Date: Jan 3, 1974 Signed: [Signature]
 Secretary to the Alachua County Zoning Commission

Approved for Alachua County this 11th day of December 1973.
[Signature] County Attorney

This subdivision is to be served entirely by approved Public Water and Sewerage systems.
 Date: 9-6-73 Signed: [Signature]
 Alachua County Health Dept.

Filed for record this 2nd day of January 1974
[Signature] Clerk
[Signature] Deputy Clerk

- Legend**
- Denotes Concrete Measurement (P.M.M.)
 - Denotes Permanent Control Point (P.C.P.)
 - Denotes P.C. or P.T. of R/V Curve.
 - (M) Denotes Road Line.

Distances shown along curves are arc lengths.
 Note: No trees, shrubbery, flowers, fences or buildings may be planted or erected within the 80' gas line easement; nor anything done that would prevent maintenance of said easement.

Lot	Δ	Radius	Tang.	Arc	Chord	Bearing	Dist.
7	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	
8	89° 21' 00"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
21	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	
22	89° 31' 30"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
24	71° 27' 11"	25.00	24.15	32.98	N35° 45' 13" E	32.98	
24	71° 27' 11"	25.00	24.15	32.98	N135° 45' 13" E	32.98	
33	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	
34	89° 21' 30"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
43	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	
44	89° 21' 30"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
45	89° 21' 30"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
49	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	
53	89° 00' 00"	25.00	24.85	37.45	N44° 30' 00" E	37.45	
56	89° 31' 30"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
57	89° 31' 30"	25.00	24.94	38.21	N44° 50' 40" W	38.21	
58	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	
59	90° 00' 00"	25.00	25.00	39.27	N45° 00' 00" E	39.27	

Northwood Oaks Plat Book "H", Page 89

Gainesville - Alachua County Regional Electric, Water and Sewer Utilities Board
 By approval of this plat, the Gainesville - Alachua County Regional Electric, Water and Sewer Utilities Board expressly reserves the right to provide the above utility services as they become available in the area of this plat.

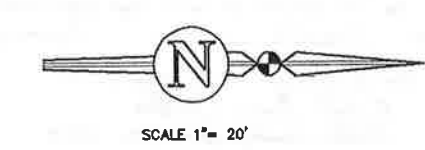
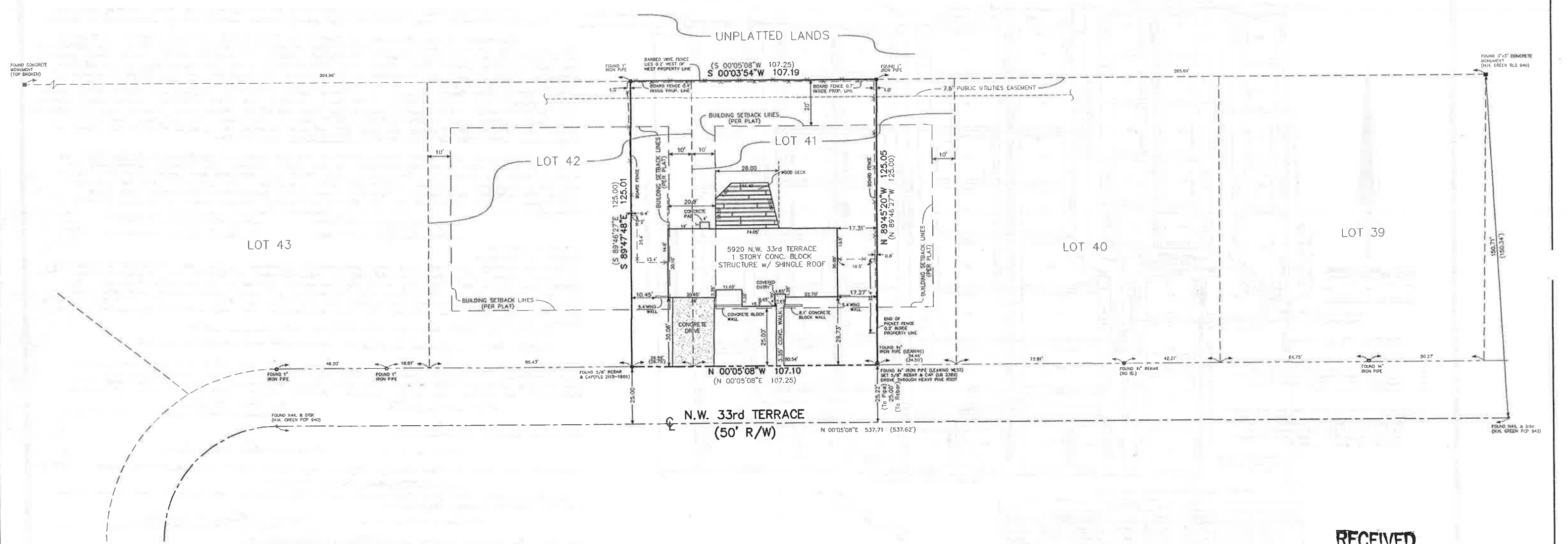
Approved: [Signature]
 General Manager, Gainesville - Alachua County Regional Electric, Water and Sewer Utilities Board.

Date: December 31, 1973



DEC 13 2000
 PLANNING
 DIVISION

NORTHWOOD OAKS UNIT No. 2
 PLAT BOOK "T", PAGE 6 OF THE ALACHUA COUNTY PUBLIC RECORDS



BOUNDARY SURVEY

OF

LOT FORTY-ONE (41), LESS THE NORTH 34.50 FEET THEREOF, AND THE NORTH 26.75 FEET OF LOT 42, IN NORTHWOOD OAKS UNIT No. 2, AS RECORDED IN PLAT BOOK "T", PAGE 6 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (LEGAL DESCRIPTION AS FURNISHED)

FOR: JOE M. CREVASSE III & AMINTA KAROW CREVASSE

SURVEY LEGEND:

- = FOUND CONCRETE MONUMENT
- = SET CONCRETE MONUMENT (TOP BROKEN)
- = FOUND REBAR
- = SET REBAR & CAP (TOP BROKEN)
- ▲ = FOUND SPIKE
- = FOUND DRILL HOLE
- = SET DRILL HOLE
- = FOUND IRON PIPE
- = FOUND NAIL & DISC
- = SET NAIL & DISC (TOP BROKEN)
- = SET NAIL & DISC (TOP BROKEN)

GENERAL NOTES:

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°05'08" E ON THE CENTERLINE OF N.W. 33rd TERRACE AS SHOWN ON THE PLAT OF NORTHWOOD OAKS UNIT No. 2, PLAT BOOK "T", PAGE 6 OF THE ALACHUA COUNTY PUBLIC RECORDS.
- 2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO RECORD PLAT OR DEED WHEN THEY DIFFER FROM FIELD MEASUREMENT.
- 3) THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FLOOD PLAIN STATEMENT EFFECTIVE DATE:

COMMUNITY PANEL NO.: 125107 0005 C 2/17/93
 THE LOT SHOWN HEREON LIES WITHIN ZONE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL 5 OF 15 FOR ALACHUA COUNTY, FLORIDA. SAID MAP DESCRIBES ZONE "X" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN."

Fieldbook	Page	Survey Date	Drawing Completed	Revised
		7/26/00	7/26/00	12/12/00-Bld. Div.

PREPARED FOR:

1) JOE M. CREVASSE III	2) SUN BANK OF GAINESVILLE
AMINTA KAROW CREVASSE	CITIMORTGAGE, INC.
FIRST AMERICAN TITLE	
INSURANCE COMPANY	4) CHARLES M. OAKO, JR.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.027 (2000), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 7/26/00

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT ©

ENG. DENMAN & ASSOC. INC.

ENGINEERS • SURVEYORS • PLANNERS

3404 N.W. 43rd St.
 GAINESVILLE, FLORIDA 32608-8608
 TEL. (352) 373-3541 FAX (352) 373-7249

Project No. 00-195
 Drawn A.L./T.M.
 Check H.E.

ENG. DENMAN & ASSOC. INC.
 Corporate Authorization No. LB 2369
 BY: W. HAL EDWARDS P.S. 5042

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DEC 13 2000
PLANNING
DIVISION

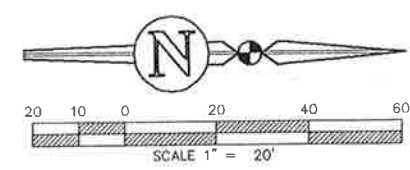
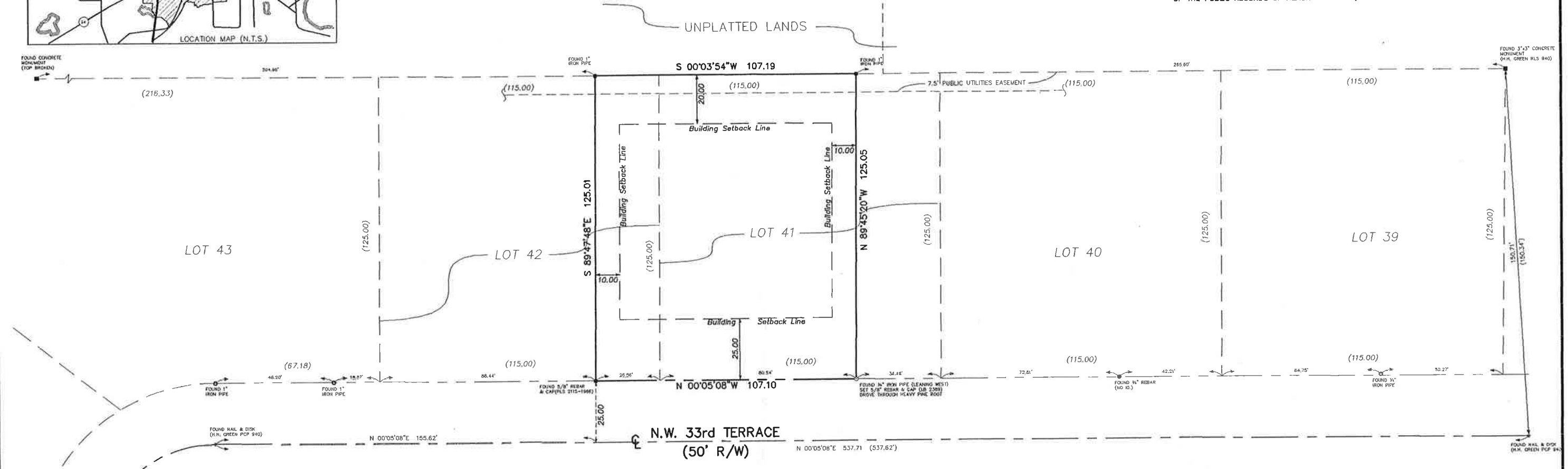
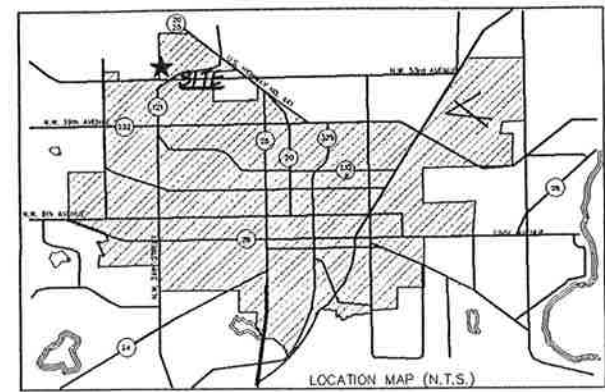
crevasse\NW24PREZ.DWG
 12/12/00 14:53:30

REPLAT OF:

LOT FORTY-ONE (41), LESS THE NORTH 34.50 FEET THEREOF, AND THE NORTH 26.75 FEET OF LOT 42, IN NORTHWOOD OAKS UNIT NO. 2 AS RECORDED IN PLAT BOOK "I", PAGE 6 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SITUATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE

LEGAL DESCRIPTION:

LOT FORTY-ONE (41), LESS THE NORTH 34.50 FEET THEREOF, AND THE NORTH 26.75 FEET OF LOT 42, IN NORTHWOOD OAKS UNIT No. 2, AS RECORDED IN PLAT BOOK "I", PAGE 6 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



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DEC 13 2000
PLANNING
DIVISION

GENERAL SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°05'08" E ON THE CENTERLINE OF N.W. 33rd TERRACE AS SHOWN ON THE PLAT OF NORTHWOOD OAKS UNIT No. 2, PLAT BOOK "I", PAGE 6, OF THE ALACHUA COUNTY PUBLIC RECORDS.
- 2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO RECORD PLAT WHEN THEY DIFFER FROM FIELD MEASUREMENT.
- 3) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS REPLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 4) THE ERROR OF CLOSURE OF THIS REPLAT DOES NOT EXCEED 1'/10,000'.
- 5) UTILITIES EASEMENTS SHOWN SHALL ALSO BE EASEMENTS FOR CABLE TELEVISION PURSUANT TO AND SUBJECT TO FLORIDA STATUTE 177.091 (28).
- 6) NOTICE: THIS REPLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL REPLICATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 7) ORIGINAL CORNERS OF PROPERTY AS CONVEYED, FOUND AND ACCEPTED IN PLACE, HAVE NOT BEEN DISTURBED TO REPLACE WITH "PRIMS" AS DEFINED BY CHAPTER 177 FOR THE PURPOSE OF THIS REPLAT.

OWNER'S CERTIFICATE

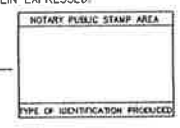
WE THE UNDERSIGNED CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC EASEMENTS AS SHOWN HEREON.

JOE M. CREVASSE III _____ WITNESS _____ WITNESS _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JOE M. CREVASSE III AND AMINTA KAROW CREVASSE, PERSONALLY KNOWN TO ME, AND THEY DID ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____ A.D. 2000.



APPROVAL BY CITY OF GAINESVILLE

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS REPLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEY REQUIREMENTS: (AS PER FLORIDA STATUTES, CHAPTER 177)

PROFESSIONAL SURVEYOR & MAPPER _____ DATE _____

ENGINEERING REQUIREMENTS:

PUBLIC WORKS DIRECTOR _____ DATE _____

LEGALITY OF DEDICATION:

CITY ATTORNEY _____ DATE _____

UTILITY REQUIREMENTS:

UTILITY MANAGER _____ DATE _____

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS:

CITY MANAGER _____ DATE _____

ACCEPTED BY THE CITY DEVELOPMENT REVIEW BOARD:

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

ACCEPTED BY THE CITY COMMISSION:

CLERK OF THE CITY COMMISSION _____ DATE _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS REPLAT OF LOT 41, LESS THE NORTH 34.50 FEET THEREOF, AND THE NORTH 26.75 FEET OF LOT 42, IN NORTHWOOD OAKS UNIT NO. 2, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED PROPERTY ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION IN ACCORDANCE WITH AND MEETING THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AND THAT ALL REQUIRED MONUMENTATION SHALL BE SET PURSUANT TO SAID CHAPTER 177 F.S.

W. HAL EDWARDS - PROFESSIONAL SURVEYOR AND MAPPER: FLORIDA CERTIFICATE NO. 5042 DATE _____

EDA **ENG. DENMAN & ASSOC. INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 2404 N.W. 43rd ST.
 GAINESVILLE, FLORIDA 32606-6902
 TEL. (352) 373-3541 FAX. (352) 373-7249

Dec 12, 2000 - 15:08:01 - \\sps\platt\eng - 15000-195

CLAYTON-JOHNSTON, P.A.
ATTORNEYS AT LAW
POST OFFICE BOX 23939
GAINESVILLE, FLORIDA 32602

JAMES E. CLAYTON**
JAMES S. QUINCEY**
LEONARD E. IRELAND, JR.*
CHARLES G. FELDER**
CHARLES M. GADD, JR.
ROBERT E. ROUNDTREE, JR.**
W. WESLEY MARSTON
LAUREN NAGEL RICHARDSON
JILL R. GREAVES
CARIDAD "CARY" S. SELLERS
JOSEPH R. SHEA

* Board Certified Civil Trial Lawyer
** Certified Circuit Civil Mediator

111 SOUTHEAST FIRST
AVENUE
GAINESVILLE, FLORIDA
32601
TELEPHONE: (352) 376-4694
FACSIMILE: (352) 371-7366

ERWIN A. CLAYTON
(1897 - 1986)

E. COVINGTON JOHNSTON
- OF COUNSEL -

November 29, 2000

HAND DELIVERED

Mr. Marion J. Radson
City Attorney
City of Gainesville, Florida

RECEIVED

NOV 30 2000

**PLANNING
DIVISION**

Re: ***Title Evidence required by Section 30-191 Gainesville Ordinances/
Crevasse Replat***

Dear Mr. Radson:

In reference to the above, this letter is being prepared and forwarded to you to satisfy the requirements of Subparagraphs d, e, and h of Subparagraph (1) of Subparagraph (c) of Section 30-191 of the Code of Ordinances of the City of Gainesville titled "Single Lot Replatting".

I have examined the title to the hereinafter property through the review of title insurance commitments and the review of the public records of Alachua County, Florida for the purposes of issuing an opinion of title. The examination is as to the lands as are more particularly described as follows:

Lot Forty-One (41), less the North 34.50 feet thereof, and the North 26.75 feet of Lot 42, in NORTHWOOD OAKS UNIT NO. 2, as recorded in Plat Book "I", page 6 of the Public Records of Alachua County, Florida.

November 29, 2000

Page 2

The examination of the title insurance commitments and the public records of Alachua County, Florida indicates that the owners of the fee simple title of the above-described property are Joe M. Crevasse, III, and Aminta Karow Crevasse, his wife, by virtue of a deed from P & D Construction Company dated September 17, 1975, and recorded September 18, 1975, in the public records of Alachua County, Florida in Official Records Book 964, Page 421.

The title to the property was subject to two (2) mortgages. One originally given by P & D Construction Company to First Federal Savings and Loan Association of Mid-Florida, dated January 28, 1975, recorded in Official Records Book 926, Page 466, of the public records of Alachua County, Florida; and the other mortgage being from Joe M. Crevasse, III and Aminta Karow Crevasse, husband and wife, to Sun Bank of Gainesville, dated June 26, 1992, recorded in Official Records Book 1865, Page 2269, of the public records of Alachua County, Florida.

I have recently paid off both of these mortgages by forwarding our trust account checks in full payment of those mortgages and therefore they are satisfied.

The title to the property is also subject to the restrictive covenants of Northwood Oaks Unit No. 2, a copy of which is attached and made a part hereof by reference. These restrictive covenants are dated January 24, 1974, and recorded in Official Records Book 871, Page 674, of the public records of Alachua County, Florida.

The taxes on the subject property, which is taxed under Alachua County Tax Parcel #06014-011-041, have been paid in full through the year 1999. The 2000 real property taxes are not fully payable until March of 2001.

You and I have previously discussed this particular property and the fact that Mr. and Mrs. Crevasse are only requesting the replatting of this property to show correctly the effective building setback lines and to change the building setback lines of the old plat.

You will recall that the building setback lines encroachment problem arises due to the fact that the original developer of the Northwood Oaks Unit No. 2 Subdivision for some reason created six (6) lots, both north and south of Mr. and Mrs. Crevasse's property, which are made up of part one lot and part of another lot and therefore straddle a platted lot line and the building setback lines which are adjacent thereto.

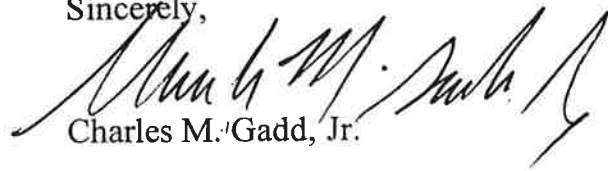
November 29, 2000

Page 3

Since there is no homeowner's association for Northwood Oaks Unit No. 2,; since the house has been in existence for some twenty-five (25) years; and since the location of the house was originally permitted by Alachua County along with the location of the other houses both north and south of this particular house which also straddle lot lines; and since the restrictions for the subdivision only refer to setback lines as are required by the governmental authority having jurisdiction; it is my opinion that there is no consent necessary from any other owners of property in the vicinity of the Crevasse's property. However, we will have, by separate letter, confirmation from the owners of the houses on either side of the Crevasse's house that this replatting is perfectly all right with them.

I would respectfully request that the City of Gainesville please approve the single lot replatting of Mr. and Mrs. Crevasse's property to once and for all resolve the mistakes that were made by the developer in the location of houses some twenty-five (25) years ago.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles M. Gadd, Jr.", written in dark ink.

Charles M. Gadd, Jr.

/cm

cc: Mr. and Mrs. Joseph M. Crevasse, III

RESTRICTIVE COVENANTS
OF
NORTHWOOD OAKS UNIT NO. 2

FILED
1974 JAN 25 AM 10:57
CLERK OF
ALACHUA COUNTY

The undersigned, WESTEL, INC., a Florida corporation, having its principal place of business in Gainesville, Alachua County, Florida, being the owner of certain property in Alachua County, Florida, described as follows:

Lots 1 through 62 of NORTHWOOD OAKS UNIT NO. 2, a subdivision as per plat thereof as recorded in Plat Book "T", Page 6, of the Public Records of Alachua County, Florida. Finis*

does hereby make the following declarations as to limitations, restrictions, and uses to which the lots constituting said subdivision may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land as provided by law and which shall be binding on all parties and all persons claiming under WESTEL, INC., for the benefit of and the limitations upon all future owners in said subdivision, these declarations and restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable as herein specified:

1. All and each of the restrictive conditions and covenants herein contained shall continue in force from the date of this instrument until 1 January 2000 A.D. After this date these covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners has been recorded, agreeing to change said covenants in whole or in part.
2. No building or construction of any kind shall be done on any lot or tract of land with less than 12,000 square feet in said lot, tract or parcel.
3. Any construction commenced upon said property shall be completed within six (6) months from the date of the first delivery of any materials to the site of said construction.
4. No building or structure of any kind whatsoever other than a single family dwelling shall be erected on any lot, tract or parcel of land. There shall be no garage apartments nor shall there be any detached garages or buildings constructed on any lot, tract or parcel of said land.
5. No building shall be constructed on said land which shall contain less than 1,350 square feet of floor area, excluding unenclosed porches, garages and carports on said land.
6. No mailbox or mailbox stand shall be erected separately. All mailboxes shall be placed on common mailbox stands as provided by WESTEL, INC. No paper or newspaper receptacles of any kind shall be erected or maintained either in street right-of-way or within fifty (50) feet of street right-of-way.
7. No trade, business, service, professional care, instruction or manufacture of any kind or nature whatsoever shall at any time be conducted on any of the land in this subdivision, nor shall any building erected thereon be used for any such purposes.
8. No land in this subdivision, nor any building erected thereon, shall be used or occupied injuriously to affect the use, occupation or value of the adjacent premises for residence purposes and the neighborhood wherein said premises are situated.
9. All lots, tracts or parcels of land in this subdivision shall be kept in a good state of repair, appearance, and the property to be kept correspondent with the better surrounding properties and no waste or damage to the premises shall go unrepaired. This shall apply both to the premises and improvements located thereon.
10. No horse, cow, hog, goat or similar animal shall be kept or maintained on said property or any portion thereof, nor shall any chicken yards be maintained thereon.
11. No trailer, utility trailer, house trailer, boat, bus or truck over one-half ton capacity shall be parked or maintained on said property or any portion thereof.

RESTRICTIVE COVENANTS
OF
NORTHWOOD OAKS UNIT NO. 2

12. No outside television antennas or radio antennas shall be placed or maintained on any of the properties of this subdivision. Care should be taken and nothing shall be placed in this subdivision that will distract from the properties and/or their environs.

13. No repair work on automobiles or mechanical vehicles, or any other like work, shall be performed on said property or any portion thereof except in enclosed garages.

14. No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to conformity and harmony by any one of the officers of WESTEL, INC. In the event that said plans are not approved within thirty (30) days after submission to the committee, this requirement shall be deemed to have been complied with.

15. The construction on any lot, tract or parcel shall be in conformity with the setback restrictions as to any lot lines under the rules and regulations of the governing body having jurisdiction of same in which this property is located.

16. Any present or future owner of any of the lands covered by these restrictive covenants have the right to prevent the violation of any of these restrictions by injunction or other lawful proceedings and shall have the right to recover damages resulting from said violation together with the costs incurred in enforcing said restrictions, including a reasonable attorney's fee.

17. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either by restrain violation or to recover damages.

18. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

19. All public easements shown on the recorded plat shall also be used for drainage purposes.

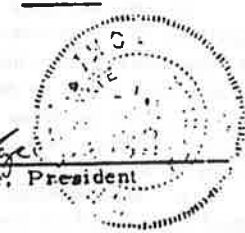
DATED this 24th day of January, 1974.

Signed, sealed and delivered
in our presence as witnesses:

William E. ...
Sheryl F. ...

WESTEL, INC.

By Norwood W. Hope
Norwood W. Hope, President



STATE OF FLORIDA
COUNTY OF ALACHUA

Before me personally came Norwood W. Hope, to me well known and known to me to be the President of WESTEL, INC., a corporation, and acknowledged before me that he executed the above and foregoing Restrictive Covenants for and on behalf of said corporation as the duly authorized officer thereof and affixed the corporate seal thereto, and the same is the act and deed of said corporation.

WITNESS my hand and official seal on this 24th day of January 1974, at Gainesville, Alachua County, Florida.

William E. ...
Notary Public
My commission expires: 11-21-75

RECEIVED

NOV 30 2000

PLANNING
DIVISION

HAND DELIVERED

TO: THE CITY OF GAINESVILLE, FLORIDA

FROM: DONALD E. MEYERS AND LINDA J. MEYERS
5932 N.W. 33RD TERRACE
GAINESVILLE, FL 32653

RE: **REPLAT OF PROPERTY OWNED BY
JOE M. CREVASSE, III, AND AMINTA K. CREVASSE
LOCATED AT 5920 N.W. 33RD TERRACE, GAINESVILLE, FL 32653**

TO WHOM IT MAY CONCERN:

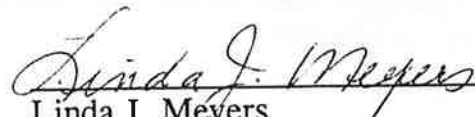
We, the undersigned, the owners of Alachua County Tax Parcel #06014-011-040, have been advised that Joe M. Crevasse, III, and Aminta K. Crevasse, his wife, have applied to the City of Gainesville for the purpose of replatting their property which lies adjacent to our property for the purpose of amending the setback lines shown on the existing subdivision plat to show the side setback lines as being 10 feet from either side of their property as opposed to being 10 feet from the platted lot boundary line, which their house straddles.

We have no objection whatsoever to the replatting of Mr. and Mrs. Crevasse's lot in this manner and encourage the City of Gainesville to do so and approve their request.

Our house has the same setback condition as Mr. and Mrs. Crevasse's and although we believe that we do not need to replat our house, we understand Mr. and Mrs. Crevasse's desire to do so for the correction of the plat and agree thereto.

Dated this ^{Nov} 29 day of December, 2000.


Donald E. Meyers


Linda J. Meyers

RECEIVED

NOV 30 2000

PLANNING
DIVISION

HAND DELIVERED

TO: THE CITY OF GAINESVILLE, FLORIDA

FROM: GARY S. EDINGER AND CYNTHIA MARIE WEYGANT
5908 N.W. 33RD TERRACE
GAINESVILLE, FL 32653

RE: ***REPLAT OF PROPERTY OWNED BY
JOE M. CREVASSE, III, AND AMINTA K. CREVASSE
LOCATED AT 5920 N.W. 33RD TERRACE, GAINESVILLE, FL 32653***

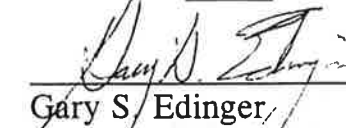
TO WHOM IT MAY CONCERN:

We, the undersigned, the owners of Alachua County Tax Parcel #06014-011-042, have been advised that Joe M. Crevasse, III, and Aminta K. Crevasse, his wife, have applied to the City of Gainesville for the purpose of replatting their property which lies adjacent to our property for the purpose of amending the setback lines shown on the existing subdivision plat to show the side setback lines as being 10 feet from either side of their property as opposed to being 10 feet from the plotted lot boundary line, which their house straddles.

We have no objection whatsoever to the replatting of Mr. and Mrs. Crevasse's lot in this manner and encourage the City of Gainesville to do so and approve their request.

Our house has the same setback condition as Mr. and Mrs. Crevasse's and although we believe that we do not need to replat our house, we understand Mr. and Mrs. Crevasse's desire to do so for the correction of the plat and agree thereto.

Dated this 29th day of ^{November} December, 2000.



Gary S. Edinger



Cynthia Marie Weygant